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MEMORANDUM

December 2, 1971

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert T. Kenney
SUBJECT: BOARD OF APPEAL REFERRALS

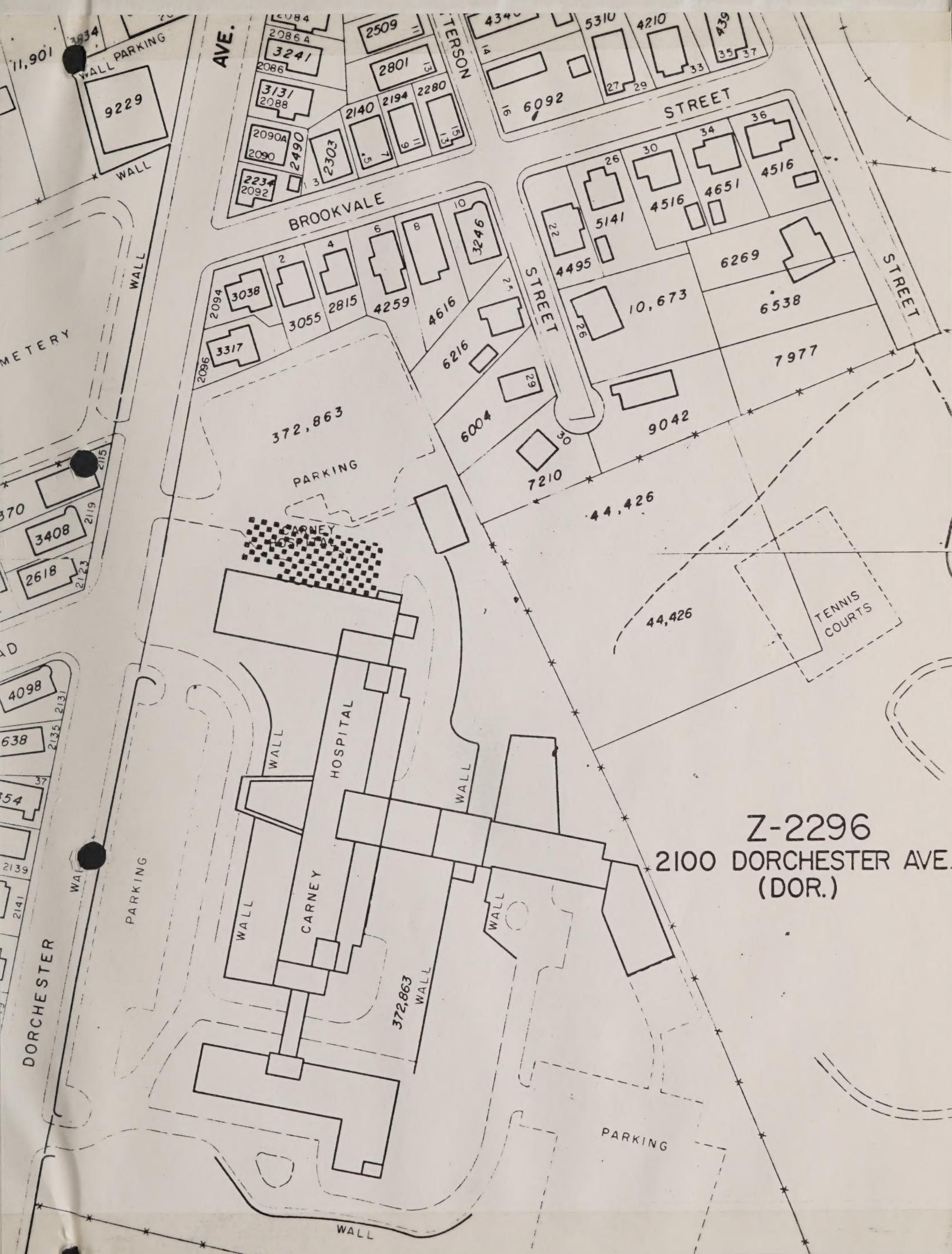
Petition No. Z-2296
Carney Hospital
2100 Dorchester Avenue
Dorchester

Petitioner seeks a forbidden use permit to erect a helicopter landing facility in an apartment (H-4) district. The proposal violates the code as follows:

Section 8-7. A helicopter landing facility is forbidden in an H-4 district.

The hospital complex is located on Dorchester Avenue between Brookline and Richmond Streets. It is proposed to construct the facility on the roof of the hospital's northeast wing. It would be utilized by the hospital staff and others (State Police, Coast Guard, U.S. Navy, etc.) to transport injured persons and/or professional emergency personnel to and from areas requiring emergency medical care. The Cedar Grove Civic Association, a local community group, has no objection to the helistop. Recommend approval.

VOTED: In connection with Petition No. Z-2296, brought by Carney Hospital, 2100 Dorchester Avenue, Dorchester, for a forbidden use permit to erect a helicopter landing facility in an apartment (H-4) district, the Boston Redevelopment Authority recommends approval.



Z-2296

2100 DORCHESTER AVE.
(DOR.)

Board of Appeal Referrals 12/2/71

Petition No. Z-2324
Child's World Day Care
Marie Dias, Director
63 Perrin Street, Roxbury

Petitioner seeks a conditional use permit for a change of occupancy from a one family dwelling to a one family dwelling and day care center in a residential (R-.8) district. The proposal violates the code as follows:

Section 8-7. A day care center is conditional in a R-.8 district.

The property, located on Perrin Street adjacent to the Baker Elementary School near the intersection of Waverly Street in the Model Cities Area, contains a two story frame structure. The day care center will provide accommodations for 15 children and will be supportive to the half day kindergarten sessions at the Elementary School. Extensive alterations will be performed to provide proper care and facilities for its operation. The proposal is not in conflict with any plans for this Model Cities neighborhood. Recommend approval.

VOTED: That in connection with Petition No. Z-2324, brought by Child's World Day Care, 63 Perrin Street, Roxbury, in the Model Cities Area, for a conditional use permit for a change of occupancy from a one family dwelling to a one family dwelling and day care center in a residential (R-.8) district, the Boston Re-development Authority recommends approval.

Z-2324
63 PERRIN ST.
(ROX.)

4047

ED. L. DEATH

Board of Appeal Referrals 12/2/71

Petition No. Z-2328
Harborne W. Stuart
25 Lime Street, Beacon Hill

Petitioner seeks a forbidden use permit and a variance for a change of occupancy from a one family dwelling to a five family dwelling in an apartment (H-2-65) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. A dwelling converted for more families and not meeting the requirements of off street parking is forbidden in an H-2-65 district.		
Section 23-1. Off street parking is insufficient.	3 spaces	0

The property, located on Lime Street near the intersection of Brimmer Street, contains a four story masonry structure. The proposed density is excessive, unreasonable and detrimental to the neighborhood. A reduction to a maximum of three units would be amenable to the staff and a more desirable use of land and structure. Recommend denial as submitted.

VOTED: That in connection with Petition No. Z-2328, brought by Harborne W. Stuart, 25 Lime Street, Beacon Hill, for a forbidden use permit and a variance for a change of occupancy from a one family dwelling to a five family dwelling in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends denial as submitted. The proposed five unit density is excessive, unreasonable and detrimental to the neighborhood. Three units would be a more desirable density and a reasonable use of land and structure.

Z-2328
25 LIME ST.
(W.R.)

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Petition No. Z-2329
VFW Parkway Land Trust
Richard J. Dennis, Trustee
175 Gardner Street, West Roxbury

Petitioner seeks a change in a nonconforming use for a change of occupancy from a one family dwelling to a two family dwelling in a light manufacturing (M-1) district. The proposal violates the code as follows:

Section 9-2. A change in a nonconforming use requires a Board of Appeal hearing.

The property, located on Gardner Street near the intersection of VFW Parkway, contains a 2½ story frame dwelling. The additional residential unit will not be inimical to the neighborhood. Recommend approval.

VOTED: That in connection with Petition No. Z-2329, brought by VFW Parkway Land Trust, Richard J. Dennis, Trustee, 175 Gardner Street, West Roxbury, for a change in a nonconforming use for a change of occupancy in a light manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval. The additional residential unit will not be inimical to the neighborhood.

1175 GARDNER ST.
Z-2329
(W. R.)

VETERANS OF FOREIGN WARS



Petition No. Z-2332

Robert Naser

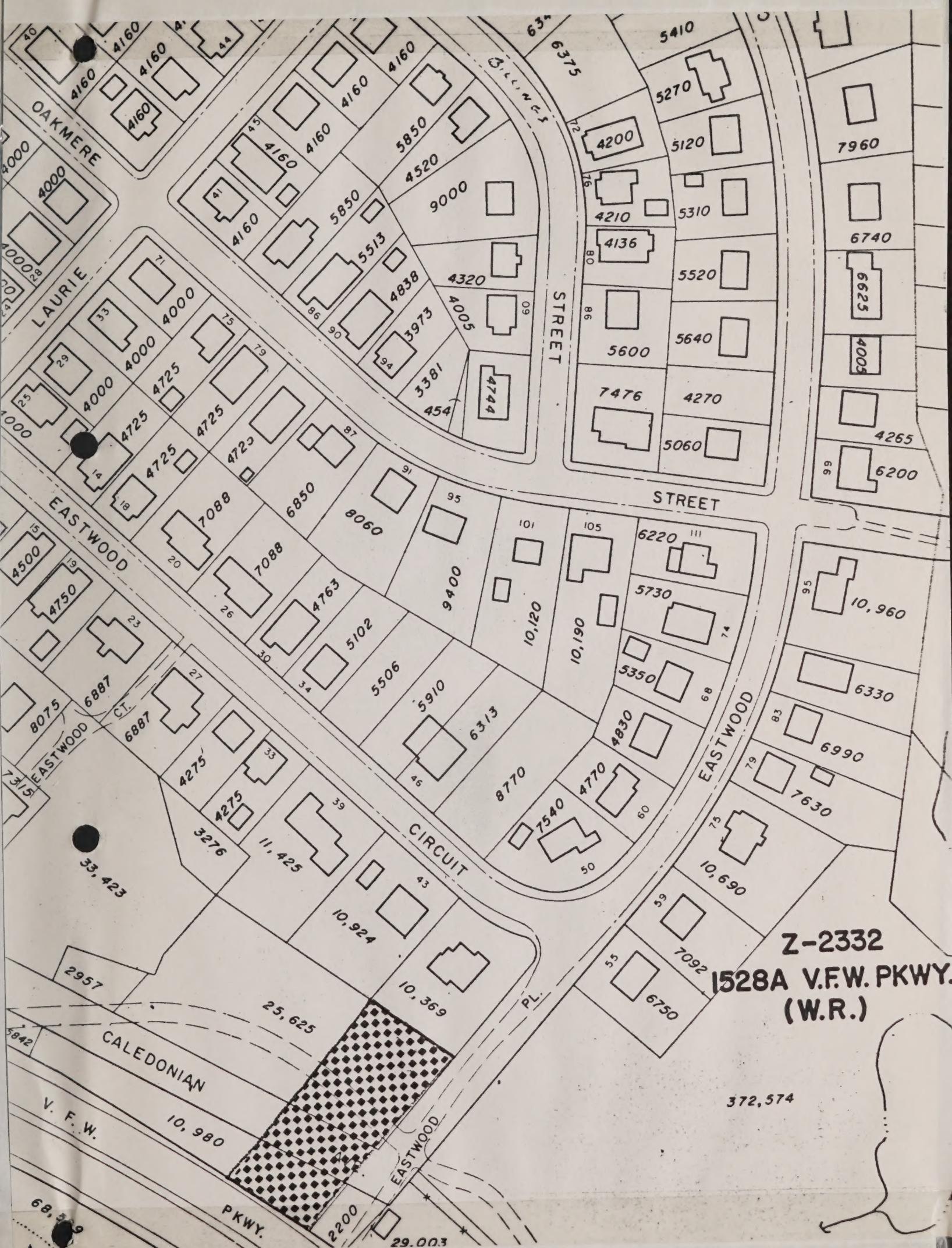
1528A VFW Parkway, West Roxbury

Petitioner seeks a conditional use permit to erect a one story retail tire store and accessory service garage in a general business (B-1) district. The proposal violates the code as follows:

Section 8-7. A repair garage is conditional in a B-1 district.

The property, located on VFW Parkway near the intersection of Spring Street, contains approximately 22,000 square feet of vacant land. The facility will be consistent with other auto-oriented uses fronting on the highway and complies with conditions required for approval under Section 6-3 of the code. Recommend approval.

VOTED: That in connection with Petition No. Z-2332, brought by Robert Naser, 1528A VFW Parkway, West Roxbury, for a conditional use permit to erect a one story retail tire store and accessory service garage in a general business (B-1) district, the Boston Redevelopment Authority recommends approval. The facility will be consistent with other auto-oriented uses fronting on the highway and complies with conditions required for approval under Section 6-3 of the code.



Board of Appeal Referrals 12/2/71

Petition No. Z-2333
Erno Pongratz
10-12 Oak Street, Hyde Park

Petitioner seeks a forbidden use permit and three variances for a change of occupancy from two apartments to six apartments in a general business (B-1) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7.	A dwelling converted for more families and not meeting the requirements of lot area, open space and off street parking is forbidden in a B-1 district.	
Section 14-1.	Lot area is insufficient.	2 acres 1319 sf
Section 17-1.	Open space is insufficient.	1000 sf/du 88 sf/du
Section 23-1.	Off street parking is insufficient.	4 spaces 0

The property, located on Oak Street near the intersection of Hyde Park Avenue, contains a three story frame duplex dwelling. It is proposed to create six studio apartments, each consisting of a kitchen and living room. These dwelling units will be extremely small, unsatisfactory and severely deficient of open space. The proposed reuse will have an injurious affect on the surrounding two family neighborhood. Recommend denial.

VOTED: That in connection with Petition No. Z-2333, brought by Erno Pongratz, 10-12 Oak Street, Hyde Park, for a forbidden use permit and three variances for a change of occupancy from two apartments to six apartments in a general business (B-1) district, the Boston Redevelopment Authority recommends denial. The proposed dwelling units will be extremely small, unsatisfactory and severely deficient of open space. The proposed reuse will have an injurious affect on the surrounding two family neighborhood.



Board of Appeal Referrals 12/2/71

Petition No. Z-2334
867 Beacon Street Trust
Rosalyn E. Guarini, Trustee
867 Beacon Street, Boston

Petitioner seeks a change in a nonconforming use for a change of occupancy from a funeral home (F. J. Crosby) to an office building in an apartment (H-2) district. The proposal violates the code as follows:

Section 9-2. A change in a nonconforming use requires a Board of Appeal hearing.

The property, located on Beacon Street at the intersection of Aberdeen Street, contains a four story brick structure. The area is primarily apartment residential. Continuance of a nonconforming use is contrary to the code and detrimental to surrounding residential properties. Traffic generated by the proposed office facility will intensify existing critical conditions. There is an ample supply of office space in nearby Kenmore Square. Recommend denial.

VOTED: That in connection with Petition No. Z-2334, brought by 867 Beacon Street Trust, Rosalyn E. Guarini, Trustee, 867 Beacon Street, Boston, for a change in a nonconforming use for a change of occupancy from a funeral home to an office building in an apartment (H-2) district, the Boston Redevelopment Authority recommends denial. The area is primarily apartment residential. Continuance of a nonconforming use is contrary to the code and detrimental to surrounding residential properties. Traffic generated by the proposed office facility will intensify existing critical conditions. There is an ample supply of office space in nearby Kenmore Square.

Board of Appeal Referrals 12/2/71

Petition No. Z-2335
Thomas J. Kelly, Jr.
59 Tyler Street, Hyde Park

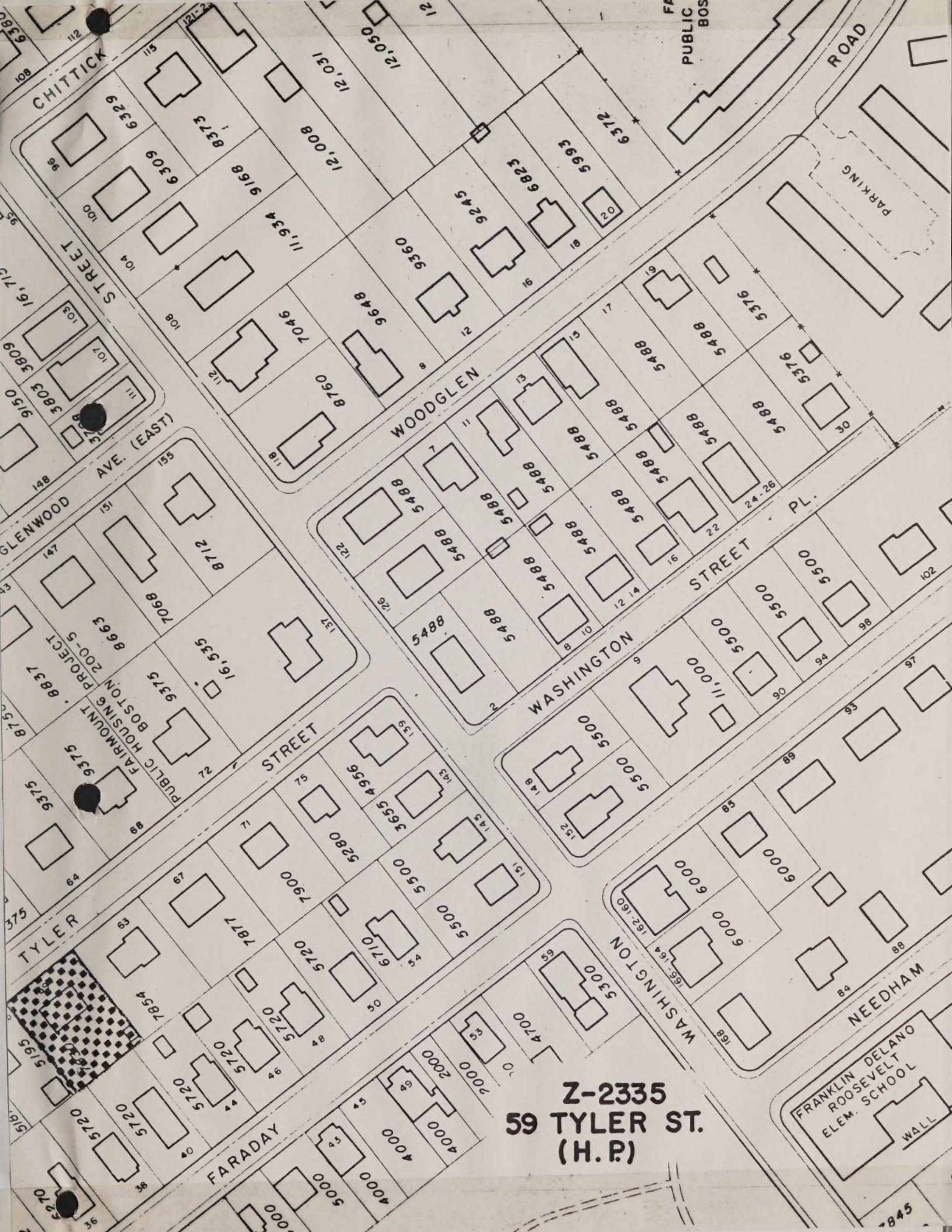
Petitioner seeks an extension of a nonconforming use and a variance to erect a one story addition to a two family dwelling in a single family (S-.5) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 9-2. An extension of a nonconforming use requires a Board of Appeal hearing.		
Section 20-1. Rear yard is insufficient.	50 ft.	33 ft.

The property, located on Tyler Street near the intersection of Loring Street, contains a two story frame structure. The one story extension is partially constructed and will be utilized for additional living space. The rear yard violation will have no affect on adjacent properties. Recommend approval.

VOTED: That in connection with Petition No. Z-2335, brought by Thomas J. Kelly, Jr, 59 Tyler Street, Hyde Park, for an extension of a nonconforming use and a variance to erect a one story addition to a two family dwelling in a single family (S-.5) district, the Boston Redevelopment Authority recommends approval. The extension is partially constructed. The rear yard violation will have no affect on adjacent properties.

Z-2335
59 TYLER ST.
(H. P.)



Board of Appeal Referrals 12/2/71

Petition No. Z-2336

Church of God & Saints of Christ, Inc.
94 Fowler Street, Dorchester

Petitioner seeks a conditional use permit for a change of occupancy from a place of worship to a place of worship and day care center in a residential (R-.8) district. The proposal violates the code as follows:

Section 8-7. A day care center is a conditional use in an R-.8 district.

The property, located on Fowler Street near the intersection of Greenwood Street in the Model Cities Area, contains a two story church structure. The day care center will provide accommodations for 45 children. This service has strong support from the community. The church facility has been previously utilized for the education of young children. Recommend approval.

VOTED: That in connection with Petition No. Z-2336, brought by Church of God and Saints of Christ, Inc., 94 Fowler Street, Dorchester in the Model Cities Area, for a change of occupancy from a place of worship to a place of worship and day care center in a residential (R-.8) district, The Boston Redevelopment Authority recommends approval. The proposed facility complies with conditions required for approval under Section 6-3 of the code. The service has strong support from the community.

